Davidson County DEEDWARR
Recvd: 12/22/08 12:48 2 pgs
Fees:13.00 Taxes:229.40
20081222-0121886

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $ 62,000. Affiant Subscribed and sworn to before me, this the 22nd day of December, 2008. Notary Public My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
K&D Werks, LLC	New Owner	Map: 83-3
1305 Gartland Avenue		Parcel: 124
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES PHELPS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **K&D WERKS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot number 2 on the Map of the subdivision of the Bradford &, McClure Lands, being a subdivision of Lots 61, 62 and part 63 of Brownsville, as of record in Book 21, Page 9 Register's Office for said County, said Bradford and McClure Subdivision being unrecorded and described according to a copy of a survey thereof made by James A. Hamilton, Jr., dated March 3, 1953, as follows: Beginning at a iron pin in the center line of Riverside Drive; thence North 86 degrees 30 minutes West 283 feet to an iron pin in a fence line; thence North 11 degrees 07 minutes East 120 feet to an iron pin set 5 feet from the corner of the North side of lot; thence South 86 degrees 30 minutes East 360.45 feet to an iron pin on the center of Riverside Drive: thence with said Drive Southwesterly along the center line 151.2 feet to the point of beginning. Included within the above description but excluded from this conveyance is the following property: Beginning at an iron pin in the centerline of Riverside drive, corner of the Rickman lot as recorded in Book 664, page 426, Register's Office for Davidson County, Tennessee and the Burke lot as recorded in Book 2139 Page 253, thence North 86 degrees 30 minutes West 173 feet, 46 feet to a point, being the Northerly Line of the said Burke lot and also the Southerly line of said Rickman lot, thence South 81 degrees 38 minutes East 175.00 feet to a point in the centerline of Riverside Drive, thence Northerly along a centerline 16.25 feet to the point of beginning being a triangular piece of property containing approximately 1400 square feet, more or less.

There is also conveyed by this instrument the following property:

Beginning at an iron pin in the Northerly line of the Burke lot 22 feet East of the Westerly Burke line as recorded in Book 2139, Page 253, said pin being also the Westerly marker of the Rickman lot, as recorded in Book 644, Page 426, Register's Office for Davidson County, Tennessee, thence North 11 degrees 07 minutes East 14 feet: thence South 81 degrees 38 minutes East 163.54 feet to a point in the common

line between the said Burke and Rickman property; thence North 86 degrees 30 minutes West 164.99 feet to the point of beginning, being a triangular piece of property, containing approximately 1,150 square feet more or less.

Being the same property conveyed to James L. Phelps by deed from Secretary of Housing and Urban Development of record as Instrument Number 20040708-0081468, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1426 Riverside Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of December, 2008.

James Phelps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Phelps, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of December, 2008.

Notary Public

My Commission Expires: November 22, 2010

